

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
 SW/S Wildwood Road, 162 ft.  
 SE of c/l Cliffwood Road \* ZONING COMMISSIONER  
 4 Wildwood Road  
 14th Election District \* OF BALTIMORE COUNTY  
 5th Councilmanic District  
 James M. St. Leger, III, et ux\* Case No. 96-434-A  
 Petitioners  
 \* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 4 Wildwood Road in the residential subdivision known as Cliffwood, in Overlea. The Petition is filed by James M. St. Leger III and Barbara J. St. Leger, his wife, property owners. Variance relief is requested from Sections 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations (BCZR) to permit a dwelling with an 8 ft. side yard setback, in lieu of the required 10 ft., and to approve an undersized lot per Section 304 of the BCZR with any other variance deemed necessary by the Zoning Commissioner. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case was James M. St. Leger III and Barbara St. Leger, Petitioners. There were no Protestants or other interested persons present. However, a letter in opposition to the request was received from Dale Broughman who resides at 6 Wildwood Court.

Uncontradicted testimony and evidence offered was that the subject property is .16 acres in area, zoned D.R.5.5. The lot is rectangular in shape, with a width of 50 ft. and a depth of 141.5 ft. The property fronts Wildwood Road in the Cliffwood subdivision. One side of the property line adjoins the rear of several houses which face Cliffwood Road and the other side property line of the subject lot adjoins lot 40 (6 Wildwood Road).

ORDERED  
 Date 7/16/96  
 By M. Howard

MICROFILMED

The Petitioners propose constructing a new house on the property. The house will be 32 ft. wide and will feature an attached garage and 16 ft. wide driveway. A sunroom will be constructed on the rear of the dwelling as well as a deck.

Two variances are actually required in order for the Petitioners to move forward with their plans. First, the lot is only 50 ft. wide, 5 ft. less than the 55 ft. minimum. Although the property is large enough under the D.R.5.5 zoning regulations (7,075 sq. ft., above the 6,000 sq. ft. minimum), it is not wide enough. Moreover, the side yard which faces the rear of the houses on Cliffwood Road is only 8 ft. in lieu of the required 10 ft.

As this Zoning Commissioner has held in other cases interpreting Section 304 of the BCZR, relief pursuant to that section is not possible when setback variances are required. In my judgment, that section requires that no additional variances can be requested in order for a property owner to obtain relief, pursuant to Section 304. That is, the request for the 8 ft. side yard setback in lieu of 10 ft. precludes relief under that section.

However, based upon the uncontradicted testimony and evidence presented, I am persuaded that the variances, pursuant to Section 307, should be granted. A variance from the 55 ft. width requirement and 10 ft. side yard requirement are both appropriate. In this regard, it is clear that the property's unique configuration mandates the requested variances. A denial of the variances would surely cause the Petitioners practical difficulty, in that it would prevent same from utilizing the property for a permissible purpose (e.g., a dwelling). Moreover, I see no adverse impact to the surrounding property owners. It is interesting that Mr. Broughman objects to the side yard setback variance notwithstanding the fact that the side yard at issue does not face his house. Moreover, it is signifi-

ORDER RECEIVED FOR FILING

Date

By

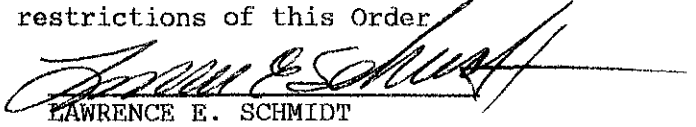
7/1/96  
M. G. G. G.

cant that the Petitioners have submitted elevation and architectural drawings of the proposed dwelling to the Office of Planning which are contained within the case file and have been approved by that office. Clearly, the proposed house, both architecturally and esthetically, is in keeping with similar dwellings in the neighborhood.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of JULY 1996 that a variance from Sections 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations (BCZR) to permit a dwelling with an 8 ft. side yard setback, in lieu of the required 10 ft., and to approve an undersized lot per Section 304 of the BCZR with any other variance deemed necessary by the Zoning Commissioner, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The house shall be constructed substantially in accordance with the elevation drawings submitted and approved by the Office of Planning.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By

LES/mnn

MICROFILMED

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

July 1, 1996

Mr. and Mrs. James M. St. Leger, III  
3108 Juneau Place  
Baltimore, Maryland 21214

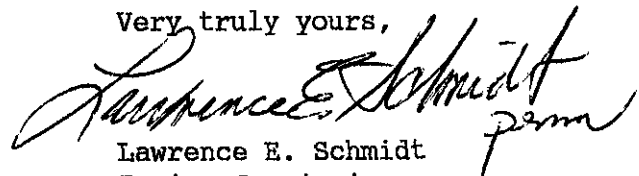
RE: Case No. 96-434-A  
Petition for Zoning Variance  
Property: 4 Wildwood Road

Dear Mr. and Mrs. St. Leger:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
att.

MICROFILMED





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

96-434-A

4 WILDWOOD Rd.

which is presently zoned

DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B02.3.C.1 and 304 BCZR

To permit a dwelling with a 8 ft. side yard setback in lieu of the required 10 ft. and to approve an undersized lot per Section 304 with any other variance deemed necessary by the Zoning Commissioner.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The size of my family is increasing, more room is needed. The Design of the Home Does not meet the county set back requirements

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

James Michael St. Ledger III  
(Type or Print Name)

James Michael St. Ledger III  
Signature

Barbara Jean St. Ledger  
(Type or Print Name)

Barbara Jean St. Ledger  
Signature

3108 JUNEAU PL 410-254-2595  
Address Baltimore MD Phone No

3108 JUNEAU PL 21214  
City State Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: P.T.

DATE

5-2-96

ITEM# 432



Printed with Soybean Ink  
on Recycled Paper

MICROFILMED

# EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

96-434-A

ZONING DESCRIPTION FOR #4 WILDWOOD RD,  
(address)

Beginning at a point on the SOUTH WEST side of  
(north, south, east or west)

WILDWOOD RD which is 50'  
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 162' ± SE of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street CLIFFWOOD RD,  
(name of street)

which is 50' wide. \*Being Lot # 41,  
(number of feet of right-of-way width)

Block \_\_\_\_\_, Section # \_\_\_\_\_ in the subdivision of CLIFFWOOD  
(name of subdivision)

as recorded in Baltimore County Plat Book # 8, Folio # 22,

containing 0.16 Ac. Also known as \_\_\_\_\_  
(square feet or acres) (property address)

and located in the 14 Election District, 14 Councilmanic District.

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_, Folio \_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E.87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

MICROFILMED

Item # 432

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY** 96-434-A  
**Towson, Maryland**

District 147th Date of Posting 5/27/96  
Posted for: Variance  
Petitioner: James & Barbara St. Jago  
Location of property: H Wildwood Rd.  
  
Location of Signs: Facing roadway on property being zoned  
  
Remarks: \_\_\_\_\_  
Posted by: M. J. Jago Date of return: 5/31/96  
Number of Signs: 1



MICROFILMED

# CERTIFICATE OF PUBLICATION

TOWSON, MD., May 17, 1926

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 16, 1926.

THE JEFFERSONIAN,

*A. Henrickson*

LEGAL AD. - TOWSON

## NOTICE OF HEARINGS

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 at Room 118, Old Courthouse, 400 Washington Avenue, Baltimore, Maryland, on the following dates:

Case 15-1033  
(Item 429)

4 Wilford Road  
SWS Wilford Road, 162'  
SE of Cliffwood Road  
14th Election District

5th Councilmanic  
Legal Owner(s):  
James Michael St. Leger, III  
and Barbara Jean St. Leger

Variance: to permit a dwelling with an 8 foot site yard setback in lieu of the required 10 feet and to approve an oversized lot.  
Hearing: Monday, June 10, 1926 at 11:30 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call 887-3353.  
(2) For information concerning the File and/or Hearing, Please Call 887-3391.

5/239 May 16 032611

RECORDED



BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 012671

ITEM 432

DATE 5-2-96 ACCOUNT R-001-6150

010 - VAR - \$ 50.<sup>00</sup> (R)  
020 - SIGN \$ 35.<sup>00</sup> AMOUNT \$ 85.<sup>00</sup>

RECEIVED FROM: M. LEWIS

FOR: MINI VAR, 1/2 UNDER SIZED LOT

MICROFILMED

05471W0167NICHRC  
RA 003#18FND5-02-96

\$85.00

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

96-434



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 432 Petitioner: \_\_\_\_\_

Location: 4 WILD WOOD RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JAMES MICHAEL ST. LEGER

ADDRESS: 3108 JONESO PL.

Baltimore MD 21214

PHONE NUMBER: 1410-254-2595



# Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: \_\_\_\_\_

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: \_\_\_\_\_

plat book# \_\_\_\_\_, folio# \_\_\_\_\_, lot# \_\_\_\_\_, section# \_\_\_\_\_

OWNER: \_\_\_\_\_



North

date: \_\_\_\_\_ prepared by: \_\_\_\_\_ Scale of Drawing: 1"= \_\_\_\_\_



Vicinity Map  
scale: 1"=1000'

## LOCATION INFORMATION

Election District: \_\_\_\_\_

Councilmanic District: \_\_\_\_\_

1"=200' scale map#: \_\_\_\_\_

Zoning: \_\_\_\_\_

Lot size: \_\_\_\_\_ acreage \_\_\_\_\_ square feet

SEWER: ☐ public ☐ private

WATER: ☐ ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: \_\_\_\_\_

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING  
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2  
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted  
for filing by R.T. on 5-2-96  
Date (A)

A sign indicating the proposed Building must be posted on the property for  
fifteen (15) days before a decision can be rendered. The cost of filing is  
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,  
a decision can be expected within approximately four weeks. However, if a valid  
demand is received by the closing date, then the decision shall only be rendered  
after the required public special hearing.

\*SUGGESTED POSTING DATE 5-16-96 D (15 Days Before C)

DATE POSTED \_\_\_\_\_

HEARING REQUESTED-YES \_\_\_\_\_ NO \_\_\_\_\_ -DATE \_\_\_\_\_

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 5-30-96 C (B-3 Work Days)

TENTATIVE DECISION DATE 6-1-96 B (A + 30 Days)

\*Usually within 15 days of filing

-----  
CERTIFICATE OF POSTING

District \_\_\_\_\_

Location of property: \_\_\_\_\_

Posted by: \_\_\_\_\_ Date of Posting: \_\_\_\_\_  
Signature

Number of Signs: \_\_\_\_\_

CK/UNDER.LOT (TXTSOPH)

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# RECEIVED

## INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM

MAY 13 1996

B \_\_\_\_\_  
Permit Number

TO: Director, Office of Planning and Zoning  
Attn: Ervin McDaniel  
County Courts Bldg, Rm 406  
401 Bosley Av  
Towson, MD 21204

OFFICE OF  
PLANNING

*Filed with Item 432*

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

RE: **Undersized Lots**

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

**MINIMUM APPLICANT SUPPLIED INFORMATION:**

☐ JAMES + BARBARA St. Leger, 3108 JUNEBO PL BPTA MD 410-254-2595  
Print Name of Applicant Address Telephone Number

☐ Lot Address 4 WILD WOOD RD Election District 14 Council District \_\_\_\_\_ Square Feet 7050  
Lot Location: N E S W / side / corner of WILD WOOD Rd. 164 feet from N E S W corner of CLIFFWOOD Rd.  
(street) (street)

Land Owner JAMES + BARBARA St. Leger Tax Account Number 140800 100

Address 3108 JUNEBO PL Telephone Number 410-254-2595  
Baltimore MD 21224

☐ **CHECKLIST OF MATERIALS:** (to be submitted for design review by the Office of Planning and Zoning)

**PROVIDED?**

1. This Recommendation Form (3 copies)

YES

NO

2. Permit Application

3. Site Plan

Property (3 copies)

Topo Map (available in Rm 206 C.O.B.)  
(please label site clearly)

(2 copies)

4. Building Elevation Drawings

5. Photographs (please label all photos clearly)

Adjoining Buildings

Surrounding Neighborhood

Residential Processing Fee Paid  
Codes 030 & 080 (\$80)

Accepted by B.T.  
ZADM

Date 5-2-96

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

**RECOMMENDATIONS/COMMENTS:**



Approval



Disapproval



Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by:

Ervin McDaniel  
for the Director, Office of Planning & Zoning

Date:

5/17/96

TO: PUTUXENT PUBLISHING COMPANY  
May 13, 1996 Issue - Jeffersonian

Please forward billing to:

James Michael St. Leger, III  
3108 Juneau Place  
Baltimore, MD 21214  
254-2595

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-434-A (Item 432)  
4 Wildwood Road  
SW/S Wildwood Road, 162' SE of c/l Cliffwood Road  
14th Election District - 5th Councilmanic  
Legal Owner(s): James Michael St. Leger, III and Barbara Jean St. Leger

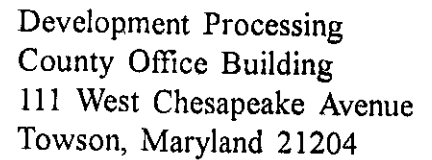
Variance to permit a dwelling with a 8 foot side yard setback in lieu of the required 10 feet and to approve an undersized lot.

HEARING: MONDAY, JUNE 10, 1996 at 11:30 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

June 5, 1996

James and Barbara St. Leger  
3108 Juneau Place  
Baltimore, MD 21214

RE: Item No.: 432  
Case No.: 96-434-A  
Petitioner: James St. Leger, et ux

Dear Mr. and Mrs. St Leger:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 2, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a circular stamp that contains the same name.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

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B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:        Arnold Jablon, Director  
            Department of Permits & Development  
            Management

Date:   May 20, 1996

FROM:   *RWB* Robert W. Bowling, Chief  
            Development Plans Review Division  
            Department of Permits & Development  
            Management

SUBJECT:   Zoning Advisory Committee Meeting  
            for May 20, 1996  
            Item No. 432

The Development Plans Review Division has reviewed the subject zoning item. Wildwood Road is an existing road which shall be improved as a 30-foot street cross section on a 50-foot right-of-way.

Our records indicate there is/was an existing house on the site, therefore the developer is responsible for the cost of capping or plugging any existing house connections not used to serve the proposed site.

RWB:HJO:jrb

cc:   File

ZONE10D

**MICROFILMED**

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 6-4-96

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: May 13/1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

423	432
424	433
425	434
426	435
428	436
429	
430	
431	

Seeley

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:     Arnold Jablon, Director  
         Permits and Development  
         Management

DATE:   May 23, 1996

FROM:   Pat Keller, Director  
         Office of Planning

SUBJECT:   Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 430 and 432.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL/lw

ITEM430/PZONE/ZAC1

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 05/16/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 13, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 423, 424, 425, 426, 428,  
429, 430, 431, 432, 433, 435 AND 436.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

5-10-96

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 432 (RT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

**INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM**

**TO:** Director, Office of Planning & Community Conservation  
Attn: Ervin McDaniel  
County Courts Bldg, Rm 406  
401 Bosley Av  
Towson, MD 21204

**B** \_\_\_\_\_  
Permit Number

**FROM:** Arnold Jablon, Director, Department of Permits & Development Management

**RE: Undersized Lots**

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

**MINIMUM APPLICANT SUPPLIED INFORMATION:**

☐ JAMES + BARBARA ST. LEGER 3108 JUNEBO PL. BOLL. MD. 21224 410-254-2595  
Print Name of Applicant Address Telephone Number

☐ Lot Address 4 WILDWOOD RD. Election District 14 Council District \_\_\_\_\_ Square Feet 7050

Lot Location: N E S W / side / corner of WILDWOOD RD. 164 feet from N E S W corner of CLIPPWOOD RD.  
(street) (street)

Land Owner JAMES + BARBARA ST. LEGER Tax Account Number 140-800100

Address 3108 JUNEBO PL. Telephone Number 410-254-2595  
BALTIMORE MD 21224

☐ **CHECKLIST OF MATERIALS:** to be submitted for design review by the Office of Planning & Community Conservation

**PROVIDED?**

	<b>YES</b>	<b>NO</b>
1. This Recommendation Form (3 copies)	<u>/</u>	_____
2. Permit Application	_____	_____
3. Site Plan	<u>/</u>	_____
Property (3 copies)	<u>/</u>	_____
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	<u>/</u>	_____
4. Building Elevation Drawings	<u>/</u>	_____
5. Photographs (please label all photos clearly)	<u>/</u>	_____
Adjoining Buildings	<u>/</u>	_____
Surrounding Neighborhood	_____	_____

Residential Processing Fee Paid  
Codes 030 & 080 (\$85)

Accepted by R.T.  
ZADM

Date 5-2-96

**TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!**

**RECOMMENDATIONS/COMMENTS:**

☒ **Approval**      ☐ **Disapproval**      ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: Ervin McDaniel  
for the Director, Office of Planning & Community Conservation

Date: 5/17/96

MICROFILMED

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING  
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2  
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted  
for filing by \_\_\_\_\_ on \_\_\_\_\_ Date (A)

A sign indicating the proposed Building must be posted on the property for  
fifteen (15) days before a decision can be rendered. The cost of filing is  
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,  
a decision can be expected within approximately four weeks. However, if a valid  
demand is received by the closing date, then the decision shall only be rendered  
after the required public special hearing.

\*SUGGESTED POSTING DATE \_\_\_\_\_ D (15 Days Before C)

DATE POSTED \_\_\_\_\_

HEARING REQUESTED-YES \_\_\_\_\_ NO \_\_\_\_\_ -DATE \_\_\_\_\_

CLOSING DAY (LAST DAY FOR HEARING DEMAND) \_\_\_\_\_ C (B-3 Work Days)

TENTATIVE DECISION DATE \_\_\_\_\_ B (A + 30 Days)

\*Usually within 15 days of filing

-----  
CERTIFICATE OF POSTING

District \_\_\_\_\_

Location of property: \_\_\_\_\_

Posted by: \_\_\_\_\_ Date of Posting: \_\_\_\_\_  
Signature

Number of Signs: \_\_\_\_\_

RE: PETITION FOR VARIANCE  
4 Wildwood Road, SW/S Wildwood Road,  
162' SE of c/l Cliffwood Road, 14th  
Election District, 5th Councilmanic

James and Barbara St. Leger, III  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 96-434-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17<sup>th</sup> day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to James and Barbara St. Leger, III, 3108 Juneau Place, Baltimore, MD 21214, Petitioners.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

RECEIVED  
JUN 20 1996



## SURROUNDING RESIDENCES

96-434-A

8022-744  
Dale & Diane Broughmon  
6 Wildwood Road  
14th Election District

8372-102  
George & Cheryl Kotis  
Betty L. Peacock  
33 Cliffwood Road  
14th Election District

8932-113  
Edward D. Nizer  
Linda K. Bell  
31 Cliffwood Road  
14th Election District

11032-166  
Thomas Witig  
Tammy Massey  
37 Cliffwood Road  
Tax I.D. 22-00-021528  
14th Election District

10276-243  
Thomas V. Cunning III  
35 Cliffwood Road  
Tax I.D. 1600/012882  
14th Election District

James & Barbara St.Leger  
District 14  
Tax No. 140800100  
Deed Reference: 11200/19

Map	Grid	Parcel
81	22	763

Lot	Group
41	82

Platt - Cliffwod

4 Wild Wood Road

Platt Reference: 8/20

Property Land Area  
7050.00 SF

MICROFILMED

ITEM # 432

## SURROUNDING RESIDENCES

8022-744

Dale & Diane Broughmon  
6 Wildwood Road  
14th Election District

8372-102

George & Cheryl Kotis  
Betty L. Peacock  
33 Cliffwood Road  
14th Election District

8932-113

Edward D. Nizer  
Linda K. Bell  
31 Cliffwood Road  
14th Election District

11032-166

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Tammy Massey  
37 Cliffwood Road  
Tax I.D. 22-00-021528  
14th Election District

10276-243

Thomas V. Cuning III  
35 Cliffwood Road  
Tax I.D. 1600/012882  
14th Election District

MICROFILMED

6/10/96

y

To Docket Clerk

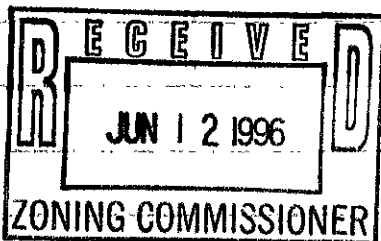
June 7, 1996.

To Whom it may concern, I  
Dale Broughman object to changing  
the Building code of 10ft from the  
property line which is indicated  
on the zoning sign posted on the  
property of 4 Wildwood Road CASE # 96-434A.

I strongly want the code of 10ft  
to be in effective in lieu 8ft  
side yard code, to prevent building on top  
of the residential property of 6 Wildwood Rd.  
Thank You.

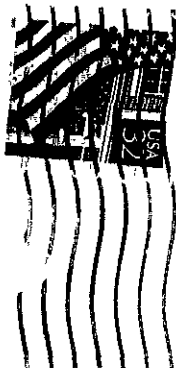
Mr Dale Broughman  
6 Wildwood Rd  
Balko. Md. 21206  
668-1290

P.S. we will be out of town until  
Thursday June 13, 1996.



MICROFILMED

JUN 11 1996

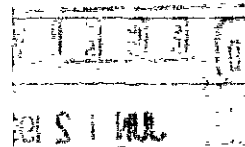


Attn Docket Clerk.

Dept. of Permit  
Department Management  
111 W. Chesapeake Ave

Towson 21204

21204/AS13



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Barbara St Leger  
James Michael St Leger

2 Pine mont PL Apt TB  
Balto Md 21236

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MICROFILMED

96-432-A

house on left  
side facing front  
to back.



37 Cliffwood Rd



31 Cliffwood Rd

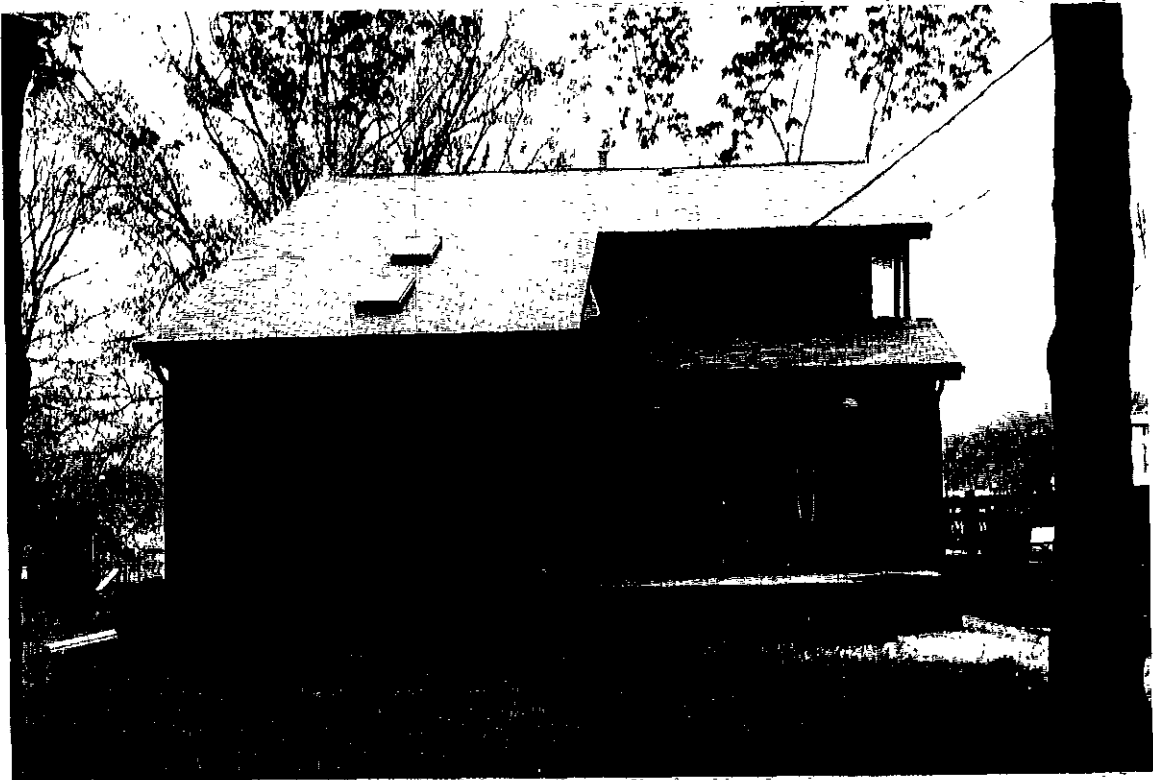


MICROFILMED

96-432-A



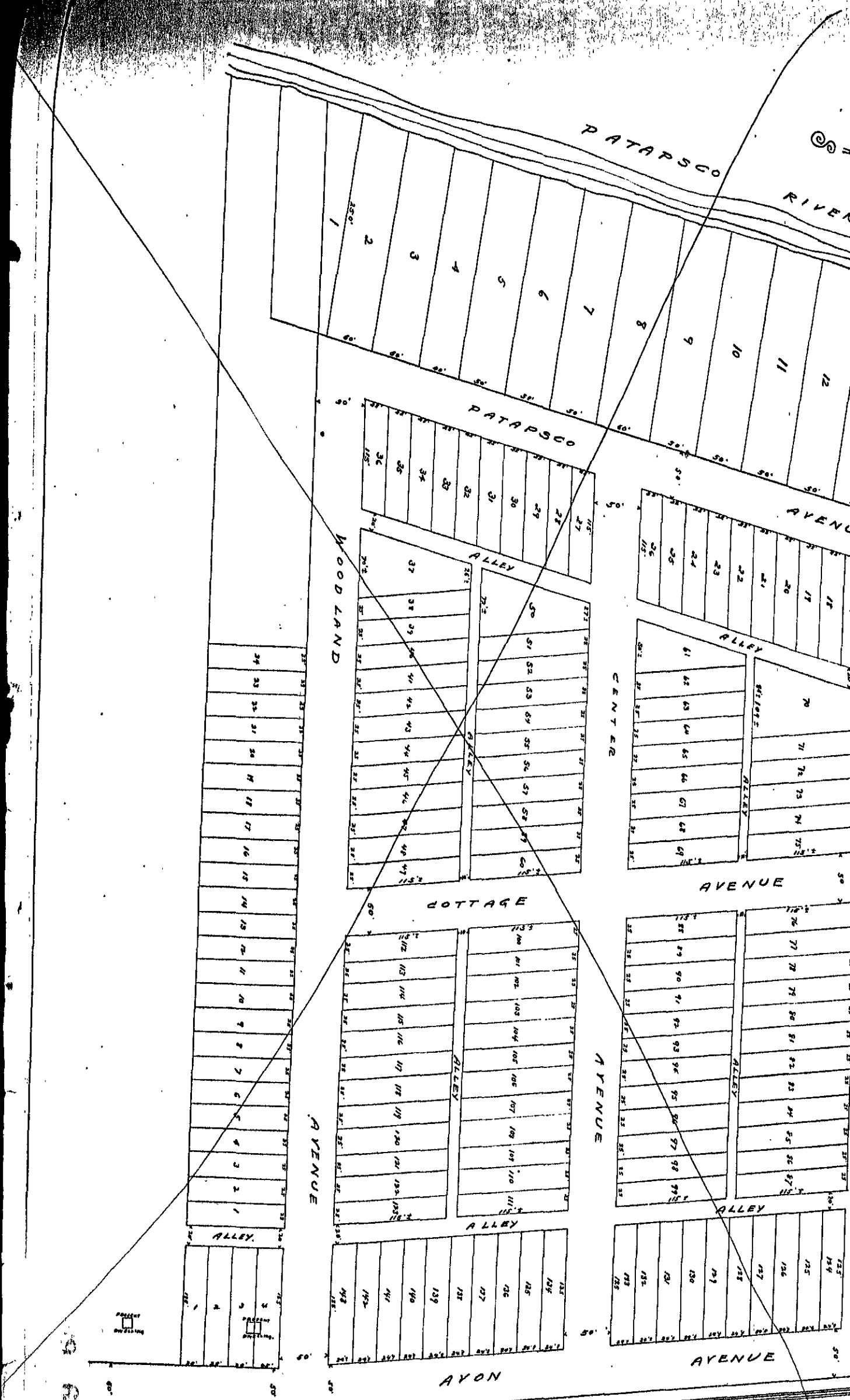
43 Cliff-  
wood Rd.



7 Wild-  
wood Rd.



6 Wild-  
wood Rd.



PATAPSCO

RIVER

PATAPSCO

AVENUE

ALLEY

ALLEY

CENTER

AVENUE

COTTAGE

AVENUE

ALLEY

AVENUE

AVON

WOODLAND

AVENUE

ALLEY

ALLEY

PLANNED  
DEVELOPMENT

PLANNED  
DEVELOPMENT

ELECTRIC ROAD



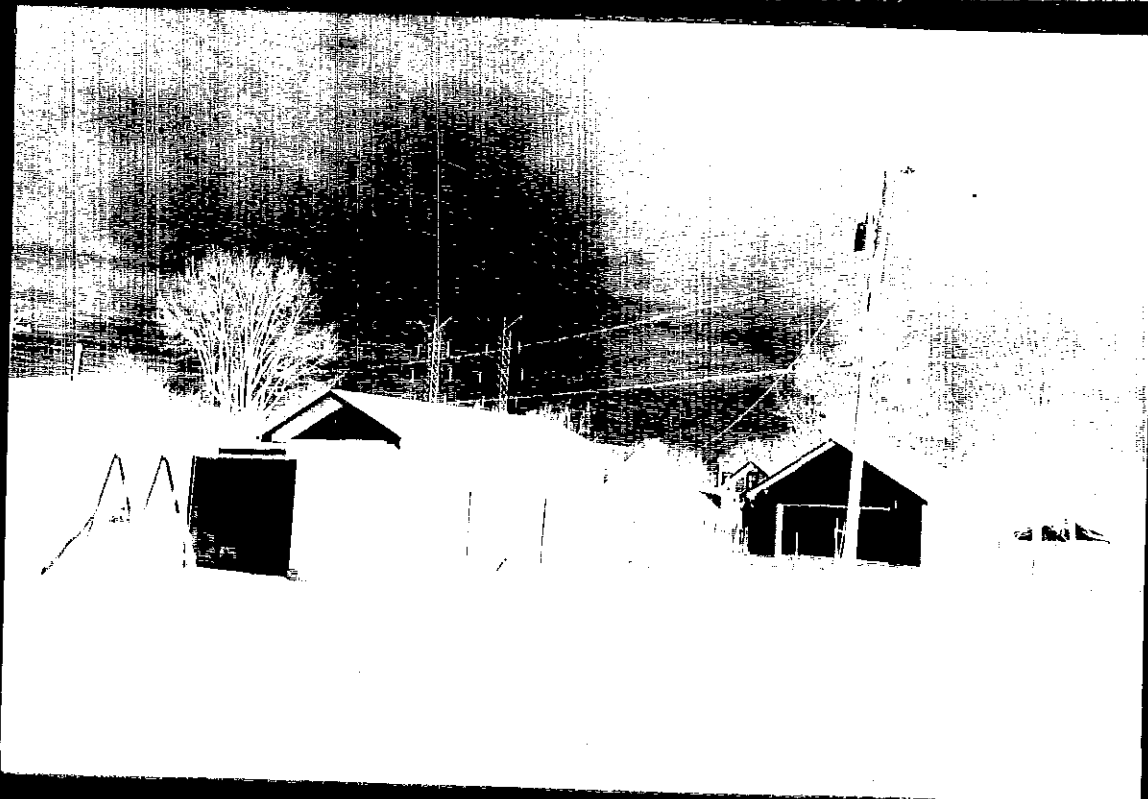
96-432-A



39  
Cliff-  
wood Rd



Front-  
Vacant



Stem  
432

MICROFILMED



Facing  
front to  
back.





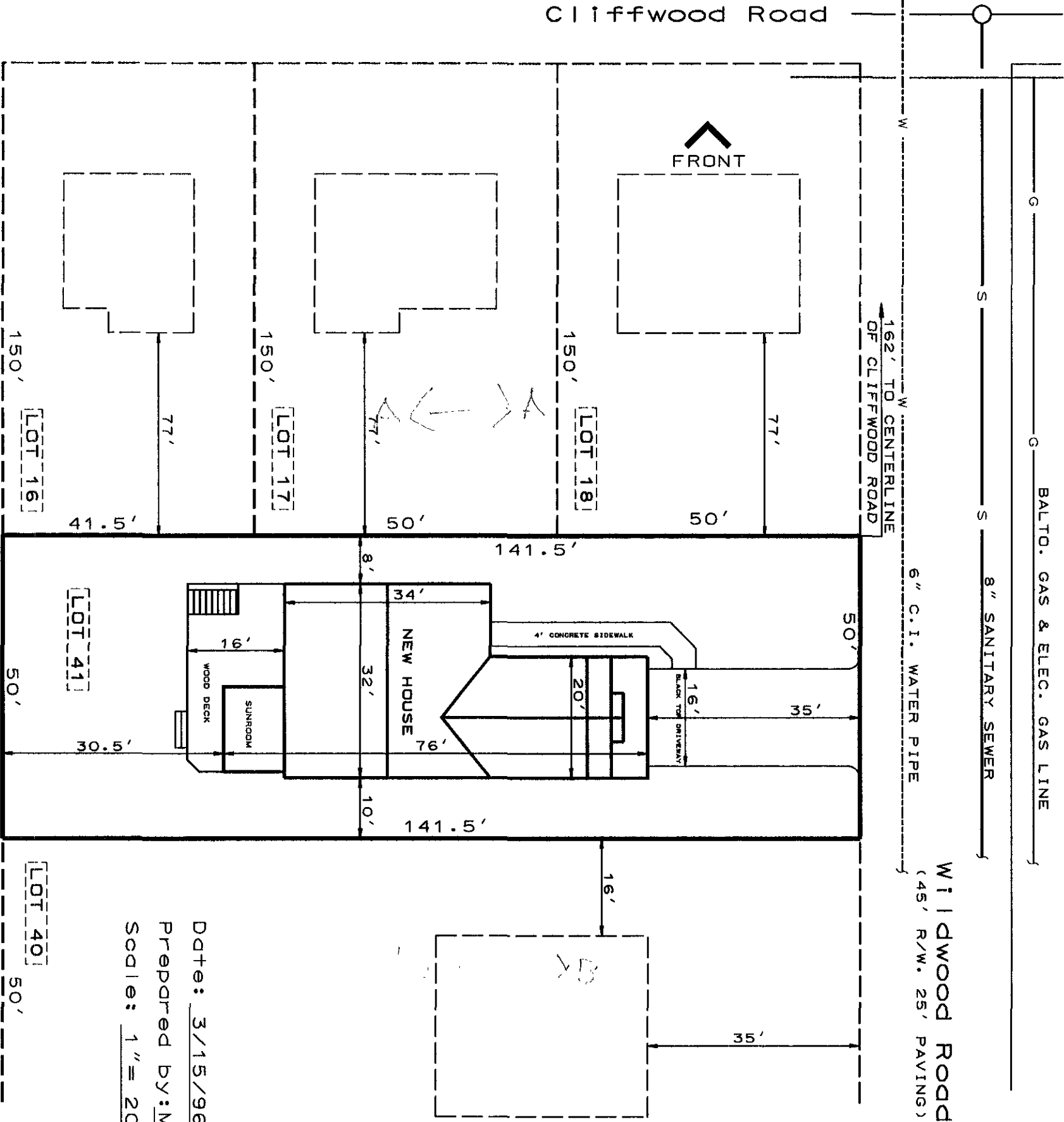
Front



MICROFILMED

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

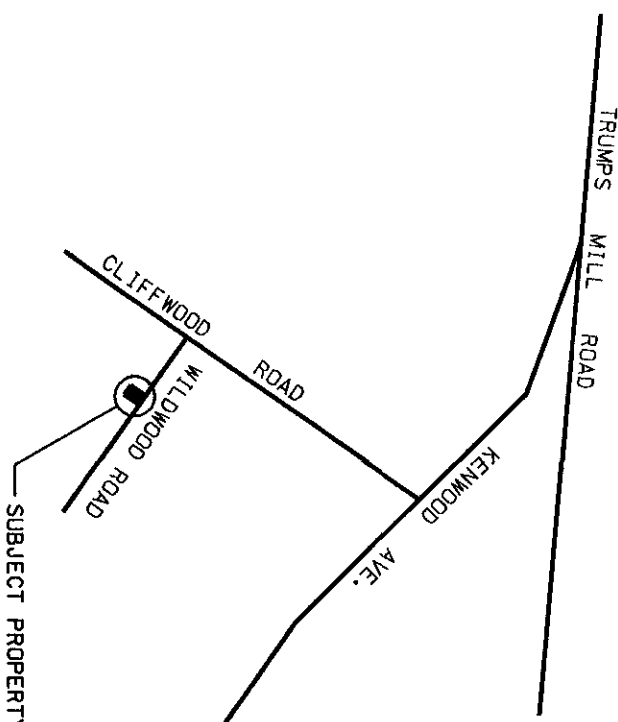
PROPERTY ADDRESS: 4 Wildwood Road  
Subdivision Name: Cliffwood  
Plot Book # 8, Folio # 20, Lot # 41, Section # -  
OWNER: MICHAEL AND BARBARA ST. LEDGER



Date: 3/15/96  
Prepared by: M. ST. LEDGER  
Scale: 1" = 20'-0"



*96-432-A*



Vicinity Map  
Scale: 1"=1000'

LOCATION INFORMATION

Councilmanic District: 14

Election District: 14

1"=200' scale map #: **NE-SE**

Zoning: DR5.5

Lot Size: 0.16 acreage 7075 square feet

SEWER: ☒ PUBLIC ☐ PRIVATE  
WATER: ☒ ☐

Cheapeake Bay Critical Area: ☐ YES ☒ NO  
Prior Zoning Hearing: NONE

Zoning Office USE ONLY!

Reviewed By: \_\_\_\_\_ Item #: \_\_\_\_\_ Case #: \_\_\_\_\_

*RET.*

**432**

RECEIVED

MAY 19 1996

OFFICE OF  
PLANNING

A-5EH-6P

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
SW/S Wildwood Road, 162 ft. \* ZONING COMMISSIONER  
SE of c/1 Cliffwood Road \*  
4 Wildwood Road \* OF BALTIMORE COUNTY  
14th Election District \*  
5th Councilmanic District \*  
James M. St. Leger, III, et ux\* Case No. 96-434-A  
Petitioners \* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 4 Wildwood Road in the residential subdivision known as Cliffwood, in Overlea. The Petition is filed by James M. St. Leger III and Barbara J. St. Leger, his wife, property owners. Variance relief is requested from Sections 1802.3.C.1 and 304 of the Baltimore County Zoning Regulations (BCZR) to permit a dwelling with an 8 ft. side yard setback, in lieu of the required 10 ft., and to approve an undersized lot per Section 304 of the BCZR with any other variance deemed necessary by the Zoning Commissioner. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case was James M. St. Leger III and Barbara St. Leger, Petitioners. There were no Protestants or other interested persons present. However, a letter in opposition to the request was received from Dale Broughman who resides at 6 Wildwood Court.

Uncontradicted testimony and evidence offered was that the subject property is .16 acres in area, zoned D.R.5.5. The lot is rectangular in shape, with a width of 50 ft. and a depth of 141.5 ft. The property fronts Wildwood Road in the Cliffwood subdivision. One side of the property line adjoins the rear of several houses which face Cliffwood Road and the other side property line of the subject lot adjoins lot 40 (6 Wildwood Road).

The Petitioners propose constructing a new house on the property. The house will be 32 ft. wide and will feature an attached garage and 16 ft. wide driveway. A sunroom will be constructed on the rear of the dwelling as well as a deck.

Two variances are actually required in order for the Petitioners to move forward with their plans. First, the lot is only 50 ft. wide, 5 ft. less than the 55 ft. minimum. Although the property is large enough under the D.R.5.5 zoning regulations (7,075 sq. ft., above the 6,000 sq. ft. minimum), it is not wide enough. Moreover, the side yard which faces the rear of the houses on Cliffwood Road is only 8 ft. in lieu of the required 10 ft.

As this Zoning Commissioner has held in other cases interpreting Section 304 of the BCZR, relief pursuant to that section is not possible when setback variances are required. In my judgment, that section requires that no additional variances can be requested in order for a property owner to obtain relief, pursuant to Section 304. That is, the request for the 8 ft. side yard setback in lieu of 10 ft. precludes relief under that section.

However, based upon the uncontradicted testimony and evidence presented, I am persuaded that the variances, pursuant to Section 307, should be granted. A variance from the 55 ft. width requirement and 10 ft. side yard requirement are both appropriate. In this regard, it is clear that the property's unique configuration mandates the requested variances. A denial of the variances would surely cause the Petitioners practical difficulty, in that it would prevent same from utilizing the property for a permissible purpose (e.g., a dwelling). Moreover, I see no adverse impact to the surrounding property owners. It is interesting that Mr. Broughman objects to the side yard setback variance notwithstanding the fact that the side yard at issue does not face his house. Moreover, it is significant

-2-

that the Petitioners have submitted elevation and architectural drawings of the proposed dwelling to the Office of Planning which are contained within the case file and have been approved by that office. Clearly, the proposed house, both architecturally and esthetically, is in keeping with similar dwellings in the neighborhood.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of July 1996 that a variance from Sections 1802.3.C.1 and 304 of the Baltimore County Zoning Regulations (BCZR) to permit a dwelling with an 8 ft. side yard setback, in lieu of the required 10 ft., and to approve an undersized lot per Section 304 of the BCZR with any other variance deemed necessary by the Zoning Commissioner, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The house shall be constructed substantially in accordance with the elevation drawings submitted and approved by the Office of Planning.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mn

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

July 1, 1996

Mr. and Mrs. James M. St. Leger, III  
3108 Juneau Place  
Baltimore, Maryland 21214

RE: Case No. 96-434-A  
Petition for Zoning Variance  
Property: 4 Wildwood Road

Dear Mr. and Mrs. St. Leger:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt  
Zoning Commissioner

LES:mn  
att.

Printed with Soybean Ink  
on Recycled Paper



## Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at 4 WILDWOOD RD.  
which is presently zoned D.R.5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 and 304 BCZR

To permit a dwelling with a 8 ft. side yard setback in lieu of the required 10 ft. and to approve an undersized lot per Section 304 with any other variance deemed necessary by the Zoning Commissioner.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):  
THE SIZE OF MY FAMILY IS INCREASING MORE ROOMS ARE NEEDED  
THE DESIGN OF THE HOME DOES NOT MEET THE COUNTY SET BACK REQUIREMENTS

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser(s)

Type or Print Name

Signature

Address

City State Zipcode

Attorney for Petitioner

Type or Print Name

Signature

Address

City State Zipcode

Who do solemnly declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

Type or Print Name

Signature

Address

City State Zipcode

Attorney for Petitioner

Type or Print Name

Signature

Address

City State Zipcode

Office Use Only

ESTIMATED LENGTH OF HEARING

the following date: OTHER Next Two Months

REVIEWED BY: P.T. DATE: 5-2-96

ITEM# 432

### EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description. DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR #4 WILDWOOD RD.  
(address)

Beginning at a point on the SOUTH WEST side of

WILDWOOD RD. which is 50' (number of feet of right-of-way width)

name of street on which property fronts

wide at the distance of 162 ± SE of the (number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street CLIFFWOOD RD. (name of street)

which is 50' wide. "Being Lot # 41 (number of feet of right-of-way width)

Block Section # in the subdivision of CLIFFWOOD (name of subdivision)

as recorded in Baltimore County Plat Book # 8, Folio # 22

containing 0.16 AC. Also known as (property address)

and located in the 14 Election District, 14 Councilmanic District.

"If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber Folio " and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft. S. 18° 27' 03" E. 87.2 ft. S. 82° 19' 00" W. 318 ft. and N.08° 15' 22" W. 80 ft. to the place of beginning.

ITEM# 432

9

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 14th  
Posted for: Variance  
Date of Posting: 5/2/96  
Petitioner: James M. St. Leger, III  
Location of property: 4 Wildwood Rd.  
Location of Sign: 3108 Juneau Pl. (Public) 3108 Juneau Pl.  
Remarks:  
Posted by: [Signature]  
Number of Signs: 1  
Date of return: 5/16/96

### CERTIFICATE OF PUBLICATION

TOWSON, MD. May 17, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 16, 1996.

THE JEFFERSONIAN,  
A. Henderson  
LEGAL AD. - TOWSON

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the proposed petition for a Variance from the Zoning Regulations of Baltimore County, Case No. 96-434-A, at the County Office Building, 400 Washington Avenue, Towson, Maryland, on Monday, June 10, 1996, at 11:00 a.m. in Room 112.

Case No. 96-434-A  
112 Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
Petitioner: James M. St. Leger, III  
Address: 3108 Juneau Place  
Baltimore, Maryland 21214  
Attorney: [Signature]  
Phone: 827-3353  
For information concerning the hearing, please call 887-3353.

5/29 May 16 1996

BALTIMORE COUNTY, MARYLAND		No. 040071	
OFFICE OF FINANCE - REVENUE DIVISION		ITEM 432	
MISCELLANEOUS CASH RECEIPT			
DATE: 5-2-96	ACCOUNT: R-01-6150		
RECEIVED FROM: [Signature]		AMOUNT: \$ 55.00	
FOR: [Signature]			
VALIDATION OR SIGNATURE OF CASHIER		96-434	





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

#### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

#### PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 432 Petitioner:

Location: 4 WILDWOOD RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: James Michael St. Leger

ADDRESS: 3108 Juneau Pl.

Baltimore MD 21214

PHONE NUMBER: 410-254-2595

#### SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2 ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted for filing by 5-16-96 on 5-2-96 Date (A)

A sign indicating the proposed Building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

\*SUGGESTED POSTING DATE 5-16-96 D (15 Days Before C)

DATE POSTED

HEARING REQUESTED-YES NO -DATE

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 5-30-96 C (R-3 Work Days)

TENTATIVE DECISION DATE 6-1-96 B (A + 30 Days)

\*Usually within 15 days of filing

#### CERTIFICATE OF POSTING

District

Location of property:

Posted by: Signature

Date of Posting:

Number of Signs:

CK/UNDER LOT (TXTSOPH)

TO: FUTURE PUBLISHING COMPANY  
May 13, 1996 Issue - Jeffersonian

Please forward billing to:

James Michael St. Leger, III  
3108 Juneau Place  
Baltimore, MD 21214  
254-2595

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-434-A (Item 432)

4 Wildwood Road

SW/4 Wildwood Road, 162' SE of c/l Cliffwood Road

14th Election District - 5th Councilmanic

Legal Owner(s): James Michael St. Leger, III and Barbara Jean St. Leger

Variance to permit a dwelling with a 8 foot side yard setback in lieu of the required 10 feet and to approve an undersized lot.

HEARING: MONDAY, JUNE 10, 1996 at 11:30 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SOMMIV  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 13, 1996

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

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HEARING: MONDAY, JUNE 10, 1996 at 11:30 a.m. in Room 118, Old Courthouse.

ARNOLD JABLON  
Director

cc: James Michael St. Leger, III

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

June 5, 1996

James and Barbara St. Leger  
3108 Juneau Place  
Baltimore, MD 21214

RE: Item No.: 432  
Case No.: 96-434-A  
Petitioner: James St. Leger, et ux

Dear Mr. and Mrs. St Leger:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 2, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

#### BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: May 20, 1996

FROM: Robert M. Bowling, Chief  
Development Plans Review Division  
Department of Permits & Development  
Management

SUBJECT: Zoning Advisory Committee Meeting  
for May 20, 1996  
Item No. 432

The Development Plans Review Division has reviewed the subject zoning item. Wildwood Road is an existing road which shall be improved as a 50-foot street cross section on a 50-foot right-of-way.

Our records indicate there is/was an existing house on the site, therefore the developer is responsible for the cost of capping or plugging any existing house connections not used to serve the proposed site.

RWB:HJO:jrb

cc: File

ZONE100

#### BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO: PDM  
FROM: R. Bruce Seely  
Permits and Development Review  
DEPRM

DATE: 6-4-96

SUBJECT: Zoning Advisory Committee  
Meeting Date: May 13/1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 423 432  
424 433  
425 434  
426 435  
428 436  
429  
430  
431

RBS:sp

BRUCE2/DEPRM/TXTSHP

#### BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: May 23, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 430 and 432.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey M. Long

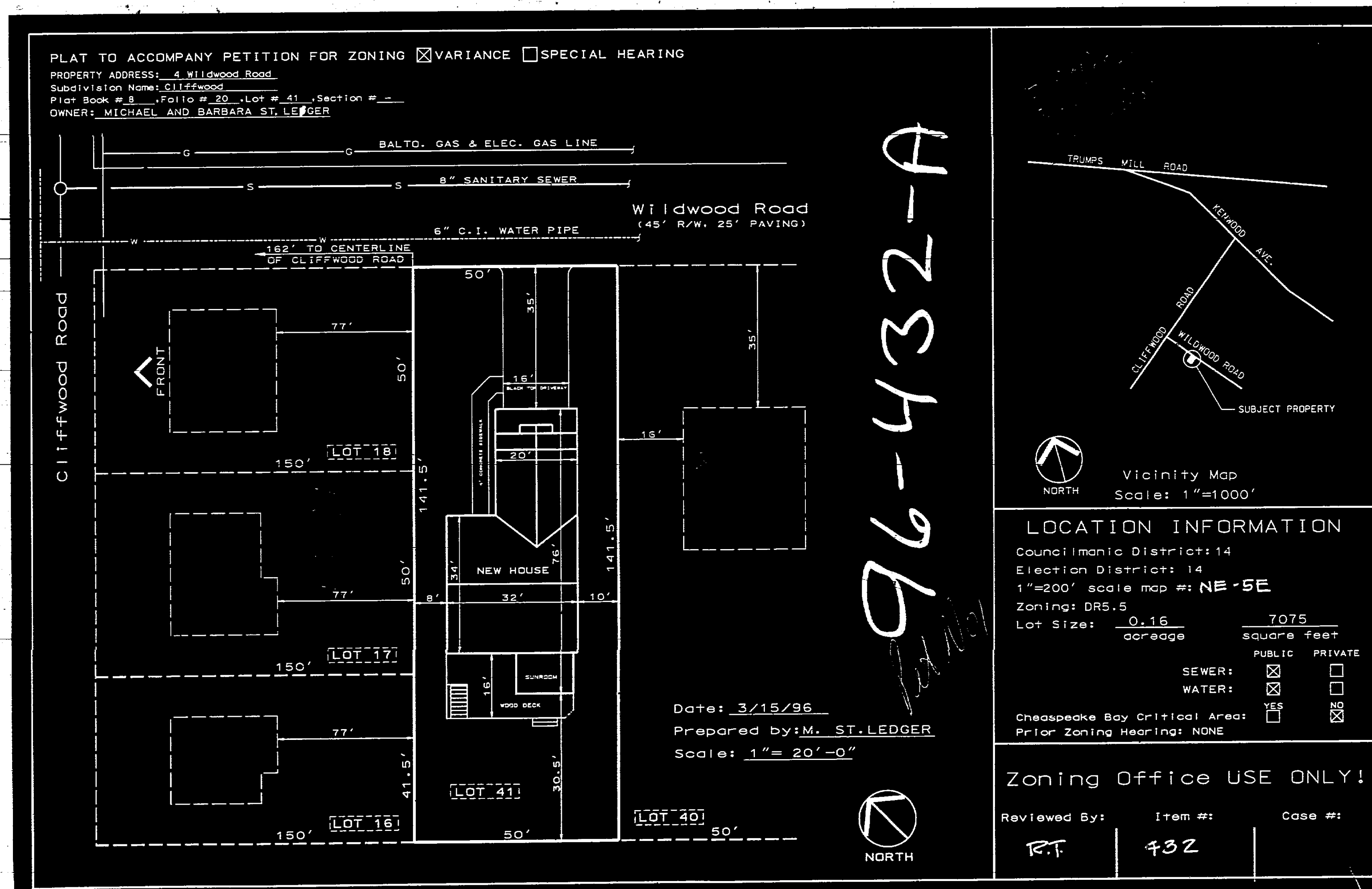
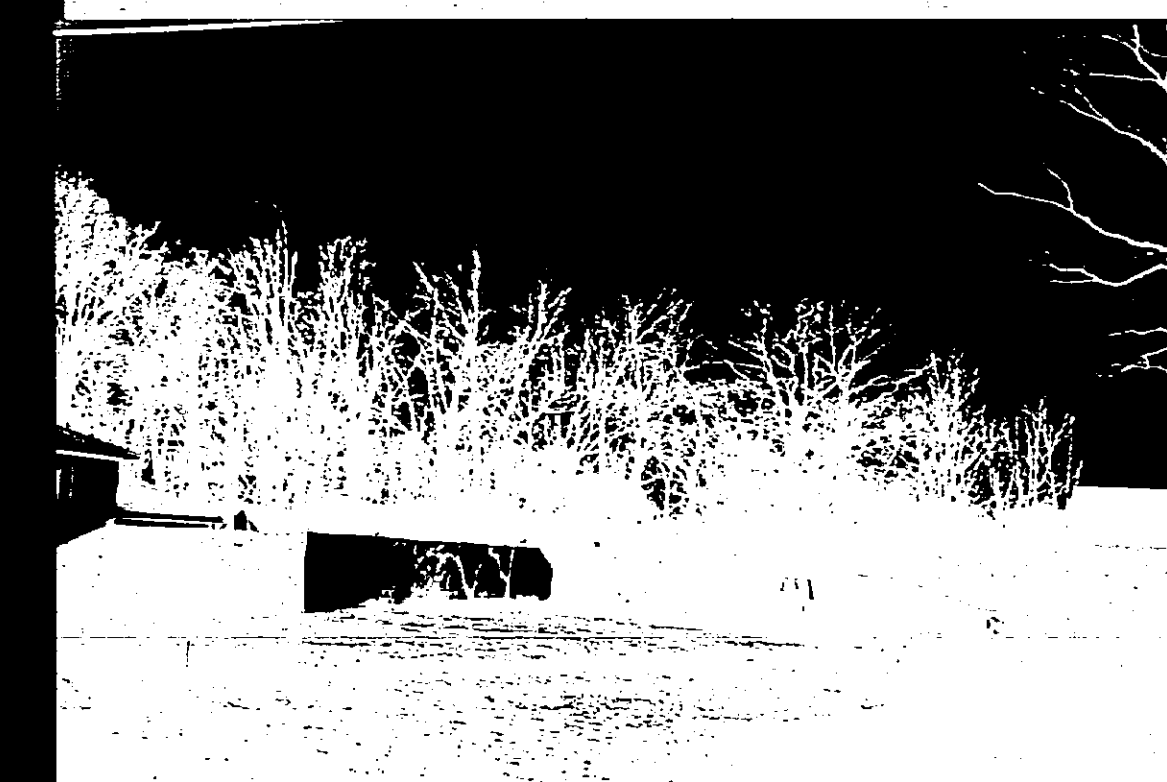
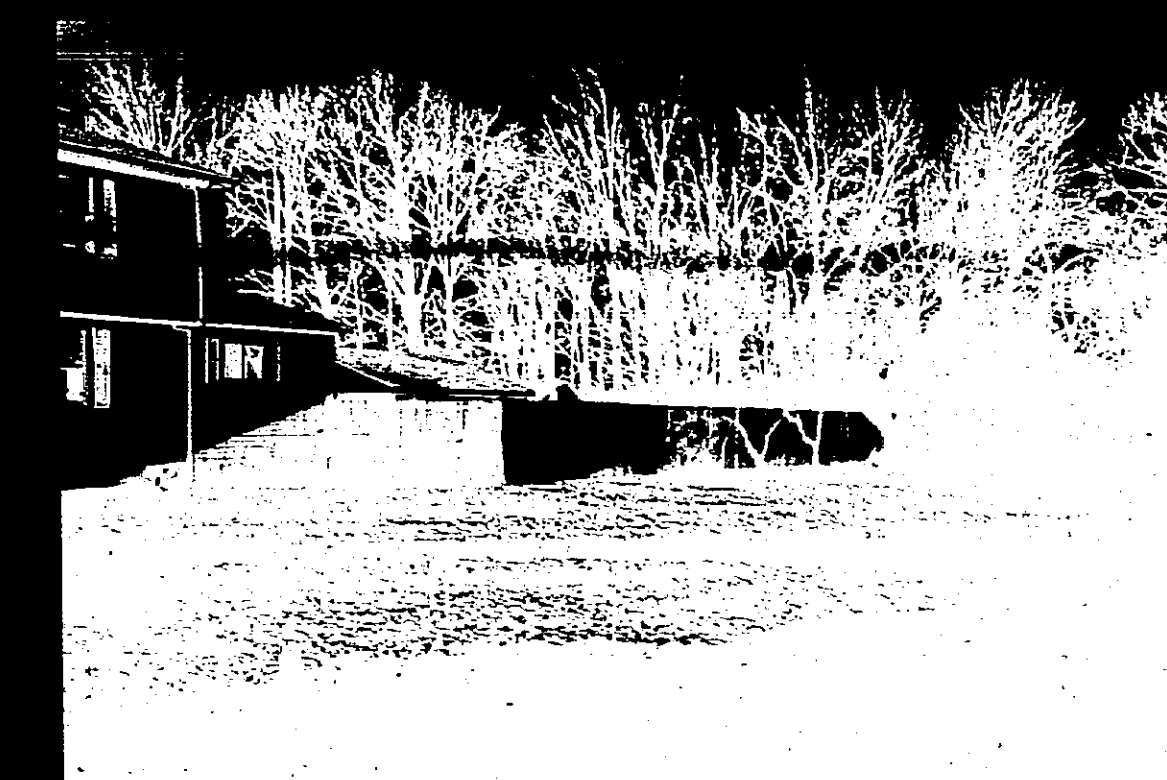
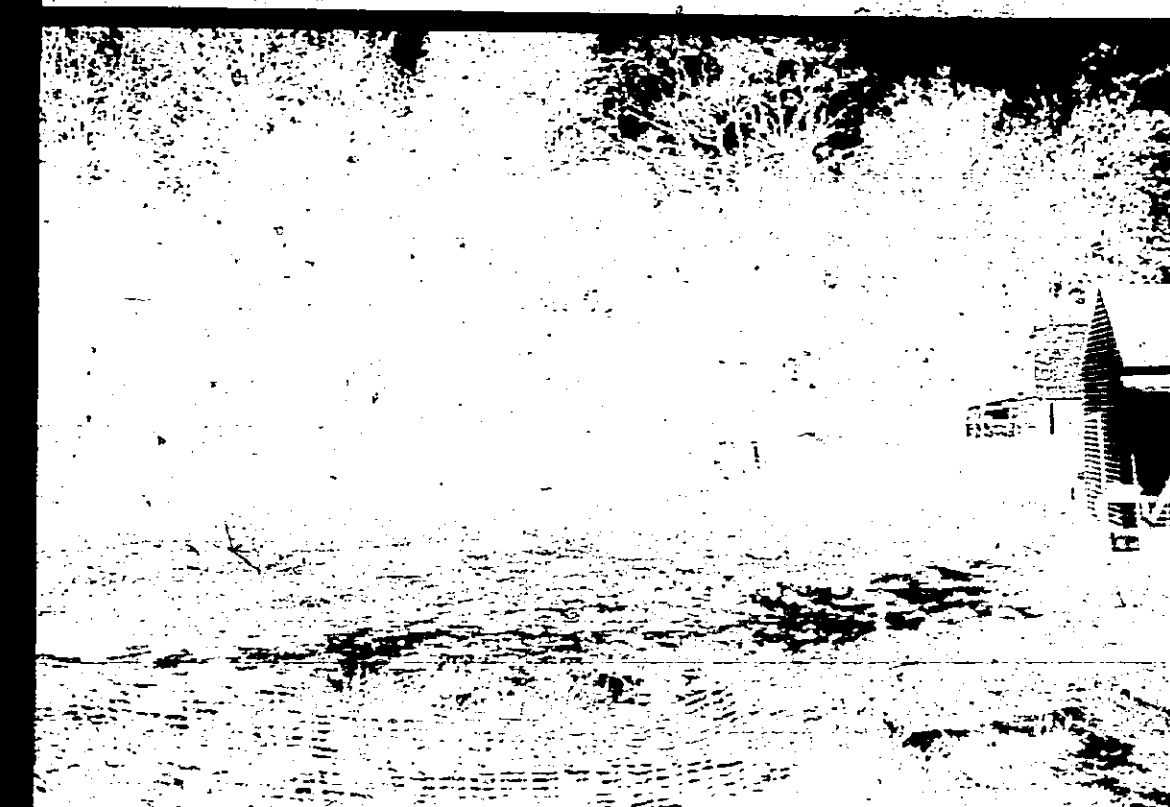
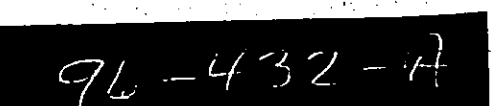
Division Chief: Carol K. King

PK/JL/lw

ITF:430/P30NE/ZAC1

ITEM # 432







96-432-A



FRONT ELEVATION



RIGHT SIDE ELEVATION

96-432-A

RECEIVED

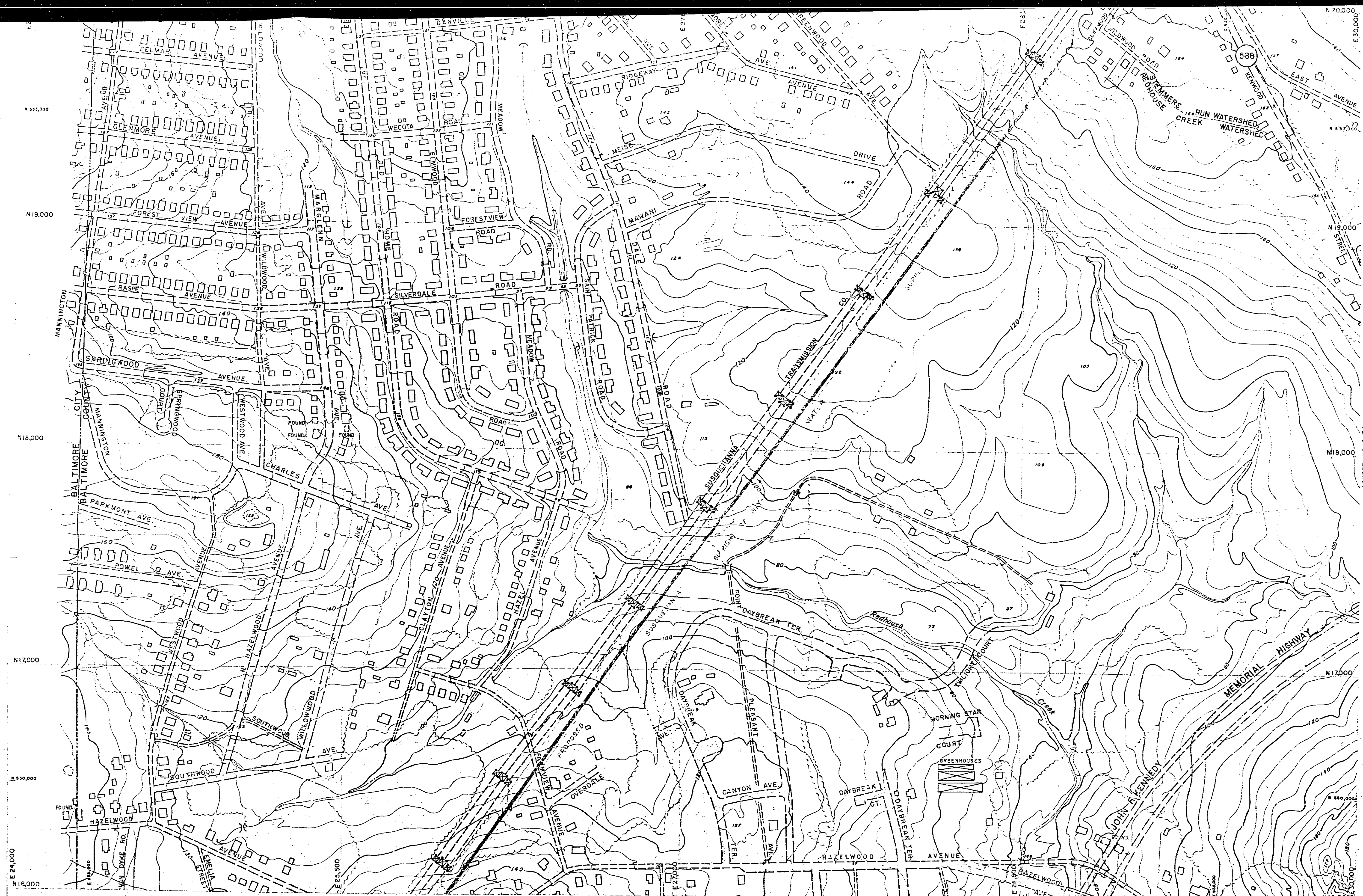
MAY 15 1996

RECEIVED

ITEM 432

REV.	DATE	REVISIONS	APPR.
ELEVATIONS			
10-20-95	DATE	MICHAEL & BARBARA ST. LEOGER	1/4"=1'-0"
10-20-95	DATE	LOT 41 WILD WOOD ROAD	SCALE
DRAWN BY:	R.S.S.	GAUTHIER - MARYLAND	A1
		21206	





J - NE  
N - SE  
I - NW  
M - SW

# PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

96-432-A

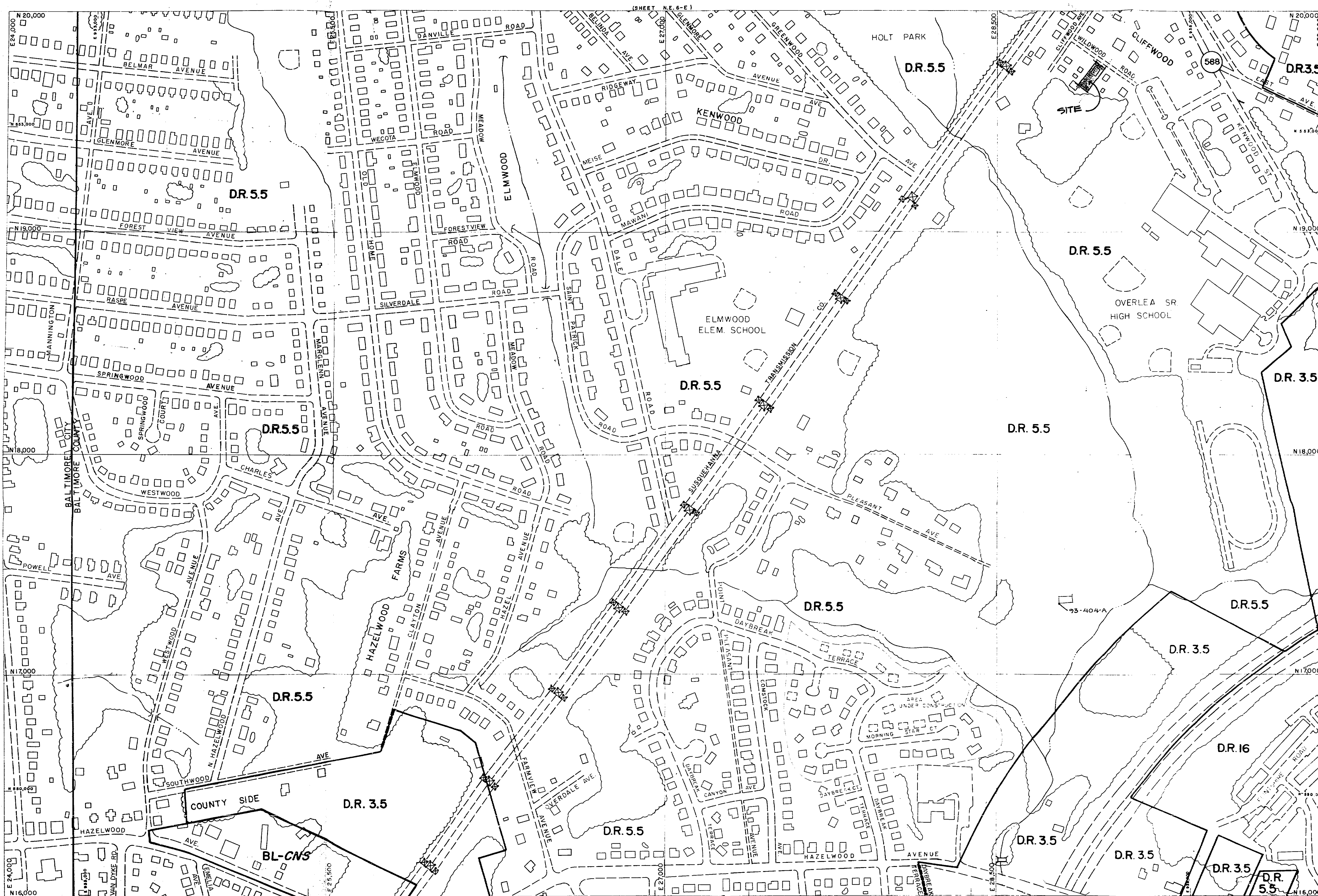
REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	OVERLEA	N.E.
ER	12/1/63	DATE OF PHOTOGRAPHY APRIL 1963	ITEM 432	5-E

Topography Compiled By Photogrammetric Methods  
AERO SERVICE CORPORATION-PHILADELPHIA, PA

RECEIVED  
MAY 13 1966  
OFFICE OF  
PLANNING

MICROFILMED





J-NE I-NW  
N-SE M-SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992

See Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

*William A. Howard*  
Chairman, County Council

SCALE  
1" = 200' ±  
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
OVERLEA  
ITEM # 432

SHEET  
N.E.  
5-E

96-432-A



96-432-A



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE  
1" = 200' ±

LOCATION

SHEET

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1992

OVERLEA  
ITEM 432

N.E.  
5-E